



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13		OAK MEADOW, LINCOLN

**OWNERSHIP**

Owner 1:	PEATTIE DEBRA
Owner 2:	
Owner 3:	
Street 1:	13 OAK MEADOW
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	HIERONYMUS RAMELLE M -
Owner 2:	-
Street 1:	C/O MARCIA MYERS
Twn/City:	CINCINNATI
St/Prov:	OH Cntry
Postal:	45243

**NARRATIVE DESCRIPTION**

This Parcel contains 2.65 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		31363		SQUARE FE	PRIME SITE		0	7.	2.086	R3									457,862						457,900	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									11,580						11,600	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	481,600		0.720	457,900	939,500	Cluster Subdivision 1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-8 to 9, 34-3-0 to 1, 35-5-0, 35-5-4 to 6, 35-5-11 to 12, 35-5-20 to 21
132			1.930	11,600	11,600	
Total Card	481,600		2.650	469,500	951,100	
Total Parcel	481,600		2.650	469,500	951,100	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		266.71	/Parcel:	266.71
		Total Land:		Land Unit Type:		

User Acct
GIS Ref
GIS Ref
Insp Date
05/20/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	456,600	0	2.65	455,100	911,700	911,700	Create Final value 2019	6/4/2019
2018	101	FV	456,600	0	2.65	455,100	911,700	911,700	Year End Roll	9/28/2017
2017	101	FV	448,800	0	2.65	430,200	879,000	879,000	Year End Roll	9/29/2016
2016	101	FV	436,200	0	2.65	417,800	854,000	854,000	Year End Roll	1/14/2016
2015	101	FV	424,800	0	2.65	387,700	812,500	812,500	Year End	10/2/2014
2014	101	FV	369,400	0	2.65	348,500	717,900	717,900	Year End Roll	1/23/2014
2013	101	FV	362,000	0	2.65	338,600	700,600	700,600	Year End Roll	10/25/2012
2012	101	FV	362,000	0	2.65	351,700	713,700	713,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HIERONYMUS RAME	53310-558		7/31/2009		760000	No	No			
HIERONYMUS, WIL	25270-510		4/6/1995	CONVENIENC	0	No	No			
WESTON BUILDING	14655-66		7/1/1982		265000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/3/2013	5433	RENOVATI	5,000	C	5/20/2014			remove 2 small wal
5/23/2013	5423	MANUAL		C				install a wood sto
2/8/2011	4645	RENOVATI	20,000	C	7/7/2011			reno master bth
1/5/2009	4111	ROOF		C				strip & re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	PERMIT VISIT	25	D ERSKINE
7/15/2008	MEAS/EXT INS	25	D ERSKINE
8/11/2001	M&L EXTERIOR	615	
2/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

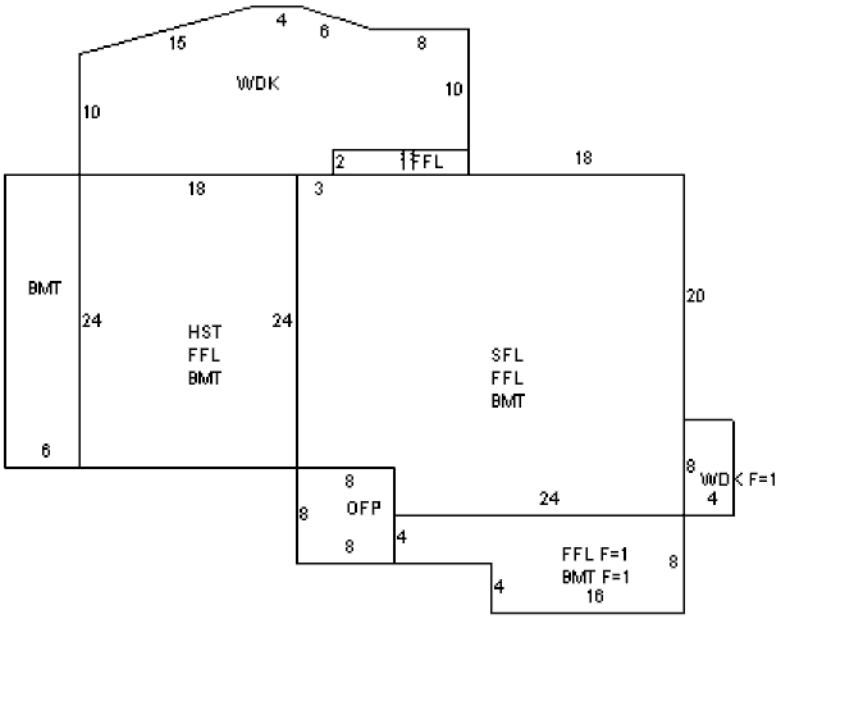
**BATH FEATURES**

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**COMMENTS**

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**SKETCH**



**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	1982	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	1	# Units	1							
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	9	BR	4	Bath	3	HB				

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	6 - CERAMIC T	20%
Bsmnt Flr:		

**DEPRECIATION**

Phys Cond:	AV - Average	21.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.5%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,600	37.800	60,475	
FFL	1ST FLOOR	1,478	92.750	137,089	
SFL	2ND FLOOR	864	92.750	80,139	
WDK	WOOD DECK	406	17.760	7,210	
HST	HALF STORY	216	92.750	20,035	
OFF	OPEN PORCH	64	15.000	960	
Net Sketched Area:		4,628	Total:	305,908	
Size Ad	2558	Gross Area	4844	FinArea	3566

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	63 A		0

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.98455822
Const Adj.:	1.02399993
Adj \$ / SQ:	92.753
Other Features:	77498
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	613450
Depreciation:	131892
Depreciated Total:	481559

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
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**PARCEL ID**

WtAv\$/SQ:	AvRate:	Ind.Val	780218.4000
Juris. Factor:	Val/Su Fin:	135.05	
Special Features:	0	Val/Su Net:	104.06
Final Total:	481600	Val/Su SzAd:	188.27

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID**

128 11 0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:		Total:	
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